

State Environmental Planning Policy 65 - Design Quality of Residential Apartment Development  
Assessment Table

<b>Design Principle</b>	<b>Quality</b>	<b>Response</b>
1. Context		The design of the proposed building is considered to respond and contribute to its context. The proposal is generally consistent with height requirements of the Growth Centres SEPP and the built form is appropriate for the location.
2. Built form and scale		No issues arise in terms of the scale of the proposal. The scale of the building is considered suitable for the locality and compares favourably to the commercial towers on the same site as well as the newly constructed commercial building on the opposite side of Oran Park Drive. The design generally achieves an appropriate built form for the site and the building's purpose, in terms of building alignments, proportions, type and the manipulation of building elements.
3. Density		The proposal results in a density appropriate for the site. The proposed density is considered to respond to the availability of infrastructure, public transport, internal community facilities and environmental quality.
4. Sustainability, resource, energy & water efficiency		The building is subject to the requirements of the supporting BASIX Certificate.
5. Landscape		A landscape plan was submitted with the proposal. The landscaping options are considered to be satisfactory.
6. Amenity		Generally, the proposal is considered to be satisfactory in this regard, optimising internal amenity through appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, outlook, efficient layouts and service areas.
7. Safety & security		The proposal is considered satisfactory in terms of future residential occupants overlooking communal spaces. The proposal provides for adequate natural surveillance and access control.
8. Social dimensions/housing affordability		This principle essentially relates to design responding to the social context and needs of the local community in terms of lifestyles, affordability and access to social facilities and optimising the provision of housing to suit the social mix and provide for the desired future community. It is considered that the proposal satisfies these requirements, providing additional housing choice in close proximity to shops and public transport.
9. Aesthetics		The proposed development is considered to be appropriate in terms of the composition of building elements, textures, materials and colours.

## Apartment Design Guide (ADG) Assessment Table

Objective	Assessment	Achieved?
<b>3A-1 Site Analysis</b>  Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context.	A site analysis was provided with the development proposal demonstrating the site constraints including the existing Podium Shopping Centre and existing town park.	Yes
<b>3B-1 Orientation</b>  Building types and layouts respond to the streetscape and site whilst optimising solar access within the development.	The residential component of the building has a north-south orientation to maximise solar access and address the main street entry and improve casual surveillance to the main pedestrian connection through the town centre.	Yes
<b>3B-2 Orientation</b>  Overshadowing of neighbouring properties is minimised during mid-winter.	Appropriate building separation distances have been provided for the future building proposed to the east of this development to minimise overshadowing.	Yes
<b>3C-1 Public Domain Interface</b>  Transition between private and public domain is achieved without compromising safety and security.	Ground level is retail with a separate entry foyer to appropriately differentiate public entries from private. Secure access will be required to private areas.	Yes
<b>3C-2 Public Domain Interface</b>  Amenity of the public domain is retained and enhanced.	All car parking is located below ground level. Entry to car parking areas is sleeved between buildings to reduce visual prominence.  All service areas are located in the basement or in the loading dock area. The loading dock area is screened by landscaping.	Yes
<b>3D-1 Communal and Public Open Space</b>  An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.	Due to the size of the site only a portion of it is proposed to be used for residential purposes. It would be unreasonable for the proposal to comply with the 25% provision for communal open space.  The proposal delivers a total of 3,885m <sup>2</sup> of common open space, representing 7% of the total site (55,278m <sup>2</sup> ). However, the larger site is predominantly proposed to be used as commercial rather than residential. Where the site is divided to represent only the areas proposed for residential use (including car parking areas) the site area is 15,054m <sup>2</sup> and communal open space represents 25.6% of the site.  There's a variety of different communal open spaces that are conducive to	Yes

	various activities including the first floor terrace.	
<b>3D-1 Communal and Public Open Space - Design Criteria</b>  Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of two hours between 9am and 3pm on 21 June (mid-winter).	The communal areas provided are high quality, useable spaces and achieve the objectives of the control. The entire space achieves direct sunlight.	Yes
<b>3D-2 Communal and Public Open Space</b>  Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting.	The vast space provided for communal open space allows for separate areas above the podium level that promote different uses of the spaces. Seating & shaded area is provided as well as children's play spaces for a variety of active & passive recreation activities to take place	Yes
<b>3D-3 Communal and Public Open Space</b>  Communal open space is designed to maximise safety.	All communal areas are provided above the podium level, increasing security to the space.  Residential units also overlook the space to allow for improved casual surveillance.	Yes
<b>3D-4 Communal and Public Open Space</b>  Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood.	The spaces provided are conducive to the envisaged Oran Park Town Centre patterns including the transition to the Town Park.	Yes
<b>3E-1 Deep Soil Zones</b>  Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality.	This control is not achievable as the retail component of this mixed-use development occupies 100% site coverage precluding the provision of deep soil zones.	NA
<b>3E-1 Deep Soil Zones - Design Criteria</b>  Deep soil zones are to meet the following minimum requirements:  <u>Site area &lt;650m<sup>2</sup></u> 7% of site area.  <u>Site area 650m<sup>2</sup>-1,500m<sup>2</sup></u> Minimum dimensions of 3m and 7% of site area.  <u>Site area &gt;1,500m<sup>2</sup></u> Minimum dimensions of 6m and 7% of site area.  <u>Site area &gt;1,500m<sup>2</sup> with significant existing tree cover</u> Minimum dimensions of 6m and 7% of site area.	The ADG outlines that: "Achieving the design criteria may not be possible on some sites including where:  <ul style="list-style-type: none"> <li>the location and building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or <u>in centres</u>)</li> <li>there is <u>100% site coverage or non-residential uses at ground floor level</u></li> </ul> Where a proposal does not achieve deep soil requirements, acceptable stormwater management should be achieved and alternative forms of planting provided such as on structure"  The proposal is considered to be of type outlined in the ADG where compliance is not possible. The proposal achieves appropriate stormwater management	NA

	and alternate forms of planting is provided both on structure and at ground level.	
<b>3F-1 Visual Privacy</b>  Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy.	All minimum building separation distances are achieved.	Yes
<b>3F-1 Visual Privacy - Design Criteria</b>  Separation distance between windows and balconies is provided to ensure visual privacy is achieved. Minimum requires separation distance from buildings to the side and rear boundaries are as follows:  <u>Building up to 12m (4 storeys)</u> 6m between habitable rooms and balconies, 3m between non-habitable rooms.  <u>Building up to 25m (5-8 storeys)</u> 9m between habitable rooms and balconies, 4.5m between non-habitable rooms.  <u>Building over 25m (9+ storeys)</u> 12m between habitable rooms and balconies, 6m between non-habitable rooms.  Separation distances between buildings on the same site should combine required building separations depending on the type of room.  Gallery access circulation should be treated as habitable space when measuring privacy separation distance between neighbouring properties.	All minimum building separation distances are achieved.  The subject site and adjacent sites are currently vacant, however, it is evident that the minimum distances will be exceeded once future development is established.	Yes
<b>3F-2 Visual Privacy</b>  Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space.	There are no units at ground level. All units with private open space adjacent to communal spaces will be provided with screening that is able to comply.	Yes
<b>3G-1 Pedestrian Access and Entries</b>  Building entries and pedestrian access connects to and addresses the public domain.	Main entry off pedestrian footpath along new calmed street.	Yes
<b>3G-2 Pedestrian Access and Entries</b>  Access, entries and pathways are accessible and easy to identify.	Main entry is off the predominant street address to the north facing the new calmed street	Yes
<b>3G-3 Pedestrian Access and Entries</b>  Large sites provide pedestrian links for access to streets and connection to destinations.	Ground level entry lobby opens directly to the Town Park and designated pedestrian pathway that leads to civic precinct as well as the rest of the town	Yes

	centre and envisaged rail station to the west.	
<b>3H-1 Vehicle Access</b>  Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.	Security door is located at carpark entry. The vehicular entry to the car park is located on Central Avenue to minimise conflicts with pedestrians.	Yes
<b>3J-1 Bicycle and Car Parking</b>  Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas.	Complies	Yes
<b>3J-1 Bicycle and Car Parking - Design Criteria</b>  For development in the following locations: <ul style="list-style-type: none"> <li>on sites that are within 800m of a railway station or light rail stop in the Sydney Metropolitan Area, or</li> <li>on land zoned, and sites within 400m of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre.</li> </ul> the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever less.  The car parking need for a development must be provided off-street.	The proposal complies with Council's minimum DCP car parking rates for residential flat buildings.	Yes
<b>3J-2 Bicycle and Car Parking</b>  Parking and facilities are provided for other modes of transport.	Provided	Yes
<b>3J-3 Bicycle and Car Parking</b>  Car park design and access is safe and secure.	Security door is located at residential carpark entry.	Yes
<b>3J-4 Bicycle and Car Parking</b>  Visual and environmental impacts of underground car parking are minimised.	Car park entries to retail and residential areas are located on different frontages. All car parking entries are sleeved between the building to minimise visual impacts.	Yes
<b>3J-5 Bicycle and Car Parking</b>  Visual and environmental impacts of on-grade car parking are minimised.	Basement car parking provided.	Yes
<b>3J-6 Bicycle and Car Parking</b>  Visual and environmental impacts of above ground enclosed car parking area minimised.	Basement car parking provided.	Yes

<b>4A-1 Solar and Daylight Access</b>  To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.	Complies.	Yes
<b>4A-1 Solar and Daylight Access - Design Criteria</b>  Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of two hours direct sunlight between 9am and 3pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.  A maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm at mid-winter.	Complies.  80% of apartments are able to achieve minimum solar access requirements.	Yes
<b>4A-2 Solar and Daylight Access</b>  Daylight access is maximised where sunlight is limited.	A light well (gap in balconies) is provided to southern facing units.	Yes
<b>4A-3 Solar and Daylight Access</b>  Design incorporates shading and glare control, particularly for warmer months.	A combination of shading devices and balcony extension is proposed to all orientations.	Yes
<b>4B-1 Natural Ventilation</b>  All habitable rooms are naturally ventilated.	Complies.	Yes
<b>4B-2 Natural Ventilation</b>  The layout and design of single aspect apartments maximises natural ventilation.	The number of corner apartments is maximised.	Yes
<b>4B-3 Natural Ventilation</b>  The number of apartments with natural cross ventilation is maximized to create a comfortable indoor environment for residents.	The number of corner apartments with dual aspect is maximised to achieve ADG compliance.	Yes
<b>4B-3 Natural Ventilation - Design Criteria</b>  At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be naturally ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.  Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	60% of apartments achieve natural cross ventilation.	Yes
<b>4C-1 Ceiling Heights</b>  Ceiling height achieves sufficient natural ventilation and daylight access.	Complies.	Yes

<p><b>4C-1 Ceiling Heights - Design Criteria</b></p> <p>Measured from finished floor level to finished ceiling level, minimum ceiling heights are:</p> <p><u>Habitable rooms</u> 2.7m.</p> <p><u>Non-habitable rooms</u> 2.4m.</p> <p><u>Two storey apartments</u> 2.7m for main living area floor.</p> <p>2.4m for second floor, where its area does not exceed 50% of the apartment area.</p> <p><u>If located in mixed use areas</u> 3.3m for ground and first floor to promote future flexibility of use.</p>	<p>All units achieve minimum ceiling heights for the various room types. Ground floor contains no residential units.</p>	<p>Yes</p>
<p><b>4C-2 Ceiling Heights</b></p> <p>Ceiling height increases the sense of space in apartments and provides for well-proportioned rooms.</p>	<p>Complies.</p>	<p>Yes</p>
<p><b>4D-1 Apartment Size and Layout</b></p> <p>The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.</p>	<p>Complies.</p>	<p>Yes</p>
<p><b>4D-1 Apartment Size and Layout - Design Criteria</b></p> <p>Apartments are required to have the following minimum internal areas:</p> <p><u>One bedroom</u> 50m<sup>2</sup>.</p> <p><u>Two bedroom</u> 70m<sup>2</sup>.</p> <p><u>Three bedroom</u> 90m<sup>2</sup>.</p> <p>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m<sup>2</sup> each.</p> <p>A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m<sup>2</sup> each.</p> <p>Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of</p>	<p>All minimum areas are achieved for the various unit types within the proposal.</p>	<p>Yes</p>

the room. Daylight and air may not be borrowed from other rooms.		
<b>4D-2 Apartment Size and Layout</b>  Environmental performance of the apartment is maximized.	Complies.	Yes
<b>4D-2 Apartment Size and Layout - Design Criteria</b>  Habitable room depths are limited to a maximum of 2.5 x the ceiling height.  In open plan layout (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.	Complies in all units.	Yes
<b>4D-3 Apartment Size and Layout</b>  Apartment layouts are designed to accommodate a variety of household activities and needs.	Complies.	Yes
<b>4D-3 Apartment Size and Layout - Design Criteria</b>  Master bedrooms have a minimum area of 10m <sup>2</sup> and other bedrooms 9m <sup>2</sup> (excluding wardrobe space),  Bedrooms have a minimum dimension of 3m (excluding wardrobe space).  Living rooms or combined living/dining rooms have a minimum width of:  <u>One bedroom apartments</u> 3.6m.  <u>Two or three bedroom apartments</u> 4m.  The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	All units comply.	Yes
<b>4E-1 Private Open Space and Balconies</b>  Apartments provide appropriately sized private open space and balconies to enhance residential amenity.	All units comply.	Yes
<b>4E-1 Private Open Space and Balconies - Design Criteria</b>  All apartments are required to have primary balconies as follows:  <u>One bedroom apartments</u> 8m <sup>2</sup> with a minimum depth of 2m.	All balconies comply.	Yes



<p><u>Two bedroom apartments</u> 10m<sup>2</sup> with a minimum depth of 2m.</p> <p><u>Three+ bedroom apartments</u> 12m<sup>2</sup> with a minimum depth of 2.4m.</p>		
<p><b>4E-2 Private Open Space and Balconies</b></p> <p>Primary private open space and balconies are appropriately located to enhance liveability for residents.</p>	Complies.	Yes
<p><b>4E-3 Private Open Space and Balconies</b></p> <p>Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building.</p>	Complies.	Yes
<p><b>4E-4 Private Open Space and Balconies</b></p> <p>Private open space and balcony design maximizes safety.</p>	Complies.	Yes
<p><b>4F-1 Common Circulation and Spaces</b></p> <p>Common circulation spaces achieve good amenity and properly service the number of apartments.</p>	Complies.	Yes
<p><b>4F-1 Common Circulation and Spaces - Design Criteria</b></p> <p>The maximum number of apartments off a circulation core on a single level is eight.</p> <p>For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.</p>	Each level proposes 10 units operating from a single circulation core, however, the common lobbies are provided adequate space and natural light through windows. Furthermore two lifts are provided for the building to ensure reasonable wait times.	No, see discussion in report.
<p><b>4F-2 Common Circulation and Spaces</b></p> <p>Common circulation spaces promote safety and provide for social interaction between residents.</p>	Complies.	Yes
<p><b>4G-1 Storage</b></p> <p>Adequate, well designed storage is provided in each apartments.</p>	Complies.	Yes
<p><b>4G-1 Storage - Design Criteria</b></p> <p>In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:</p> <p><u>Studio apartments</u> 4m<sup>3</sup>.</p> <p><u>One bedroom apartments</u> 6m<sup>3</sup>.</p> <p><u>Two bedroom apartments</u></p>	Complies.	Yes

<p>8m³.</p> <p><u>Three+ bedroom apartments</u></p> <p>10m³.</p> <p>At least 50% of the required storage is to be located within the apartment.</p>		
<p><b>4G-2 Common Circulation and Spaces</b></p> <p>Additional storage is conveniently located, accessible and nominated for individual apartments.</p>	Complies through the use of basement storage cages.	Yes
<p><b>4H-1 Acoustic Privacy</b></p> <p>Noise transfer is minimized through the siting of buildings and building layout.</p>	Complies.	Yes
<p><b>4H-2 Acoustic Privacy</b></p> <p>Noise impacts are mitigated within apartments through layouts and acoustic treatments.</p>	Complies.	Yes
<p><b>4J-1 Noise and Pollution</b></p> <p>In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings.</p>	Complies.	Yes
<p><b>4J-2 Noise and Pollution</b></p> <p>Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission.</p>	Complies.	Yes
<p><b>4K-1 Apartment Mix</b></p> <p>A range of apartment types and sizes is provided to cater for different household types now and into the future.</p>	<p>Provided:</p> <p>10 x one bedroom</p> <p>30 x two bedroom</p> <p>10 x three bedroom</p>	Yes
<p><b>4K-2 Apartment Mix</b></p> <p>The apartment mix is distributed to suitable locations within the building.</p>	A range of units is provided on each level of the development.	Yes
<p><b>4L-1 Ground Floor Apartments</b></p> <p>Street frontage is maximized where ground floor apartments are located.</p>	No ground floor units proposed.	Yes
<p><b>4L-2 Ground Floor Apartments</b></p> <p>Design of ground floor apartments delivers amenity and safety for residents.</p>	No ground floor units proposed.	Yes
<p><b>4M-1 Facades</b></p> <p>Building facades provide visual interest along the street while respecting the character of the local area.</p>	<p>Facades are modern in language &amp; reflect contemporary building methods &amp; include various techniques to create visual &amp; textural interest. Roughness of concrete surfaces are juxtaposed with the smooth surfaces such as metal louvres and glazing. Projecting frames</p>	Yes

	define corners of building with building elements framing the front entry. Appropriate shading elements add texture to the façade articulation whilst providing shading.	
<b>4M-2 Facades</b>  Building functions are expressed by the façade.	The building is appropriately articulated to draw attention to clustered balconies and building entries and will address to all frontages.	Yes
<b>4N-1 Roof Design</b>  Roof treatments are integrated into the building designed and positive respond to the streets.	The roof area consists of plant equipment and sky lights, which are setback from the edges of the building to ensure that it is not visible from the ground. All plant equipment will be appropriately screened.	Yes
<b>4N-2 Roof Design</b>  Opportunities to use roof space for residential accommodation and open space are maximized.	Complies.	Yes
<b>4N-3 Roof Design</b>  Roof design incorporates sustainability features.	Complies.	Yes
<b>4O-1 Landscape Design</b>  Landscape design is viable and sustainable.	A landscape plan was provided in support of the application and has been reviewed by Council's Landscaping Team, who have raised no objection subject to conditions.	Yes
<b>4O-2 Landscape Design</b>  Landscape design contributes to the streetscape and amenity.	The proposed landscaping embellishments will contribute positively to the future streetscape.	Yes
<b>4P-1 Planting on Structures</b>  Appropriate soil profiles are provided.	Complies.	Yes
<b>4P-2 Planting on Structures</b>  Plant growth is optimized with appropriate selection and maintenance.	A large proportion of the landscaping proposed is to be planted in pots selected to optimize plant growth and reduce maintenance needs.	Yes
<b>4P-3 Planting on Structures</b>  Planting on structures contributes to the quality and amenity of communal and public open spaces.	Planting is proposed above the podium level and to the perimeter of the larger building to soften the appearance of these parts of the building.	Yes
<b>4Q-1 Universal Design</b>  Universal design features are included in apartment design to promote flexible housing for all community members.	5 adaptable apartment units are proposed.	Yes
<b>4Q-2 Universal Design</b>  A variety of apartments with adaptable designed are provided.	Adaptable units are located on all levels of the building. Further opportunity for variety of unit sizes will be available in future stages of residential development on the site.	Yes

<b>4Q-3 Universal Design</b>  Apartment layouts are flexible and accommodate a range of lifestyle needs.	Living/dining room layouts are flexible. Studies could have other uses such as storage.	Yes
<b>4S-1 Mixed Use</b>  Active frontages are provided.	The ground floor of the building forms part of the Podium Shopping Centre and incorporates retail tenancies addressing the street with dedicated pedestrian paths.	Yes
<b>4S-2 Mixed Use</b>  Entries and car parking areas are separate.	Residential units are provided access through a separated entry foyer with elevators for the exclusive use of residents. A car park for residents is provided with physical separation from commercial parking. A portion of the residential car park is proposed to be temporarily used for commercial tenancies until the future residential stages are developed. These spaces will not be available to the general public and only the commercial office tenancies. The parking area will be secure and require keyed access.	Yes, conditions to reinforce
<b>4T-1 Awnings and Signage</b>  Awnings are well located and complement and integrate with the building design.	Complies.	Yes
<b>4T-2 Awnings and Signage</b>  Signage responds to the context and desired streetscape character.	Signage not proposed at this stage.	NA
<b>4U-1 Energy Efficiency</b>  Development incorporates passive environmental design.	Complies.	Yes
<b>4U-2 Energy Efficiency</b>  Development incorporates passive solar design to optimize heat storage in winter and reduce heat transfer in summer.	Complies.	Yes
<b>4U-3 Energy Efficiency</b>  Adequate natural ventilation minimises the need for mechanical ventilation.	Natural cross ventilation is optimised to the units generally and natural ventilation is available to all habitable rooms.	Yes
<b>4V-1 Water Management and Conservation</b>  Potable water use is minimised.	Is able to comply	Yes
<b>4V-2 Water Management and Conservation</b>  Urban stormwater is treated on site before being discharged to receiving waters.	A combination of OSD, rainwater tanks, and landscape gardens are proposed.	Yes
<b>4V-3 Water Management and Conservation</b>  Flood management systems are integrated into the site design.	Stormwater detention is located underground.	Yes

<b>4W-1 Waste Management</b>  Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents.	The waste storage area in the basement area will not be visible from the street. The waste collection area is visible to the street, however, is within a loading dock area that has been co-located with retail loading and collection spaces.	Yes
<b>4W-2 Waste Management</b>  Domestic waste is minimised by providing safe and convenient source separation and recycling.	Separate chute systems encourage waste to be separated at each level of the building.	Yes
<b>4X-1 Building Maintenance</b>  Building design detail provides protection from weathering.	Complies.	Yes
<b>4X-2 Building Maintenance</b>  Systems and access enable ease of maintenance.	Generally compliant, most windows are located within balcony areas and are fully opening to enable ease of cleaning without compromising safety.	Yes
<b>4X-3 Building Maintenance</b>  Material selection reduces ongoing maintenance costs.	A condition is recommended for graffiti resistant paint to be used. Sensors to control artificial lighting in common circulation spaces to achieve CPTED principals.	Yes